
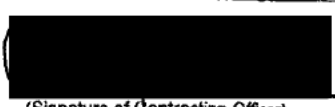


AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT				1. Contract ID Code		Page of Pages 1 4	
2. AMENDMENT MODIFICATION NO. PS05		3. EFFECTIVE DATE JAN 01, 2013		4. REQUISITION/PURCHASE REQ. NO. 6PSE-14-0010		5. PROJECT NO. (if applicable)	
6. ISSUED BY GSA Service Centers Div - Service Contracts Branch 1500 E Bannister Road Kansas City MO 64131				7. ADMINISTERED BY (if other than item 6) CODE See Block 6			
8. NAME AND ADDRESS OF CONTRACTOR (NO., Street, Country, State and ZIP Code) URBAN SERVICES GROUP, INC. 120 HAMMOND DRIVE ATLANTA GA 303284806 DUNS: 933708141 Cage Code: 1H1V6				(x)			
				9B. DATED (SEE ITEM 11)			
				10A. MODIFICATION OF CONTRACT/ORDER NO. GS-06P-12GX-D-0021			
CODE 00001427 FACILITY CODE				10B. DATED (SEE ITEM 13) JUN 11, 2012			
11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS							
<input type="checkbox"/> The above numbered solicitation is amended as set forth in item 14. The hour and date specified for receipt of offers <input type="checkbox"/> is extended, <input type="checkbox"/> is not extended. Offers must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing items 8 and 15, and returning _____ copies of amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OR OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment your desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.							
12. ACCOUNTING AND APPROPRIATION DATA (if required) See Schedule Modification Amount: \$174,722.04 Modification Obligated Amount: \$174,722.04							
13. THIS ITEM ONLY APPLIES TO MODIFICATION OF CONTRACTS/ORDERS. IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.							
Check One							
A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.							
B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).							
X C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF: 52.212-4(c) - Contract Terms and Conditions - Commercial Items							
D. OTHER (Specify type of modification and authority)							
E. IMPORTANT: Contractor <input type="checkbox"/> is not, <input checked="" type="checkbox"/> is required to sign this document and return <u>1</u> copies to the issuing office.							
14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible) Contract GS06PGXD0021 for Operations and Maintenance, Robert A. Young Federal Building, 1222 Spruce Street, St. Louis, MO is modified as follows: ...See Continuation Page Except as provided herein, all terms and conditions of the document referenced in item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.							
15A. NAME AND TITLE OF SIGNER (Type or print) STEPHEN R. BRYANT, PRESIDENT				16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print) Christy Pearce 816-823-2243 CHRISTY.PEARCE@GSA.GOV			
15B. CONTRACTOR/OFFEROR		15C. DATE SIGNED		16B. UNITED STATES OF AMERICA		16C. DATE SIGNED	
 (Signature of person authorized to sign)		1/8/14		 (Signature of Contracting Officer)		1-8-14	

Continuation Page

Continued from Block 14...

1. Due to omitted and over stated inventory listed in the Maintained Equipment Inventory, Exhibit J.4, the Contractor's proposal dated September 27, 2013 is accepted and incorporated into the contract (see attached).

PM Guide Number	Increase/Decrease to Equipment Inventory
A-7	4
C-5	10
E-20	-18
E-25A	-1
E-26	-4
E-30	32
E-30A	109
E-33	-1
E-34	5
E-34A	29
E-35	73
E-36	1
E-37	28
E-38	36
E-51	-25
E-57	8
F-18	74
F-27	3
F-32	13
H-3	1
M-3	3
V-6	2
V-9	1

2. Based on the inventory changes the monthly price for CLIN 0001 effective for the base year January 1, 2013 through December 31, 2015, is increased by \$4,853.39 from \$93,356.00 to read to \$98,209.39.

Option 1 monthly price for CLIN 1001 effective January 1, 2016 through December 31, 2017, is increased by \$5,088.63 from \$96,645.00 to read \$101,733.63.

Option 2 monthly price for CLIN 2001 effective January 1, 2018 through December 31, 2019, is increased by [REDACTED]

Option 3 monthly price for CLIN 3001 effective January 1, 2020 through December 31, 2021, is increased by [REDACTED]

Option 4 monthly price for CLIN 4001 effective January 1, 2022 through December 31, 2023, is increased by [REDACTED]

3. The February 2014 payment will be \$161,303.46.

\$98,209.39 February 2014 revised monthly payment

+

\$63,094.07 Retroactive 13 months @ \$4,853.39 = \$63,094.07 (January 2013 - January 2014)
=\$161,303.46

4. The contract value is increased by \$174,722.04 from \$3,600,792.00 to read \$3,775,514.04.

5. To clarify roof anchor requirements under the contract - remove pages 12, 67, 72, 163 and 174; and replace with revised pages 12, 67, 72, 163 and 174. Changes have been indicated in bold within the revised pages.

6. Contract completion date remains unchanged at December 31, 2015.

7. All other terms and conditions remain unchanged.

Attachments:

Contractor's proposal dated 9/27/2013

Revised pages 12, 67, 72, 163 and 174

SCHEDULE Continued

ITEM NO.	SUPPLIES/SERVICES	QUANTITY	UNIT	UNIT PRICE \$	AMOUNT \$
0004	<p>Accounting and Appropriation Data: 1B2F00369.2014.192X.06.PG61.P0625202.K08.PGA47. .MO0106ZZ. .</p> <p>Cost Applied: \$174,722.04</p> <p>(New Line Item)</p> <p>Contract GS-06P-GX-D-0021 PDN 1B2F00369 Urban Services Group for operations and maintenance at the Robert A. Young Federal Building, 1222 Spruce Street, St. Louis, Missouri. Modification to CLIN 0001 O&M services based on adjustment to equipment inventory. Monthly price is increased by \$4853.39 per month for the base period January 1, 2013 through December 31, 2015</p> <p>POC: Tom Yochim 314-539-7305 email thomas.yochim@gsa.gov</p>	36.00	MO	4,853.39	174,722.04

URBAN SERVICES GROUP, INC.
120 HAMMOND DRIVE
ATLANTA, GEORGIA 30328
TEL. 404-315-1940 FAX 404-315-8092
(REVISED AND E-MAILED ON 11/21/13)

September 27, 2013

Mailed and e-mailed on 9/27/13

General Services Administration
Service Center Division Service Contracts
1500 East Bannister Road
Kansas City, MO 64131-3088
Attn. Ms. Christy Pearce, Contracting Officer

**Re: Contract No. GS-06P-12-GX-D-0021, Operations and Mechanical Maintenance
Services at the Robert A. Young Federal Building – Equipment Inventory**

Dear Ms. Pearce:

Based upon the additions and deletions made in the building inventory, we are requesting an equitable adjustment in the contract price to service the additional equipment.

Attachment 1 shows the number of additional man-hours required to service the additional equipment using our employees; the total labor cost; the labor cost associated with additional Services Calls for the additional equipment; and the total supplies/materials cost for the Year 1 Base Year Period of January 1, 2013 to December 31, 2013 as follows:

- **Labor Cost:** The labor cost associated with maintaining the equipment added and deleted from the inventory is broken down as follows:
 - **Preventive Maintenance Man-hours:** This represents the number of man-hours required to perform the preventive maintenance required on the added and deleted equipment using Public Buildings Service Operations and Maintenance Standards (PBS 5850.1B).
 - **Tour Man-hours:** This represents the number of man-hours it will take to conduct daily tours of the additional equipment.
 - **Total PM and Tour Labor Cost:** This is the Hourly Labor Rate for Miscellaneous Labor multiplied by the Total PM and Tour Man-hours.
 - **Service Call Labor Cost:** This is the labor cost associated with the number of labor hours to perform Service Calls for the additional equipment.
- **Material Cost:** Shows the cost of supplies and materials associated with providing preventive maintenance for the added and deleted equipment.

Attachments 2 shows the annual and monthly price for providing Labor and Materials to maintain the additional equipment for each year of the Base and Option Periods. This chart also shows our cost of using specialty subcontractors to perform preventive maintenance on the additional electrical equipment that Urban employees do not have the technical knowledge or skill to service.

Attachment 3 shows the monthly increase in the contract price for maintaining the additional equipment for the Base and Option Periods.

After you review this information, please call if you have questions.

Regards,

(b) (6)

Stephen R. Bryant
President

CC: Tom Yochim
Bob Soto
Eric Flax

Attachments

Contract GS06P12GXP0021 Building Operation and Maintenance Services at the Robert A. Young Federal Building. Proposed Pricing for Maintenance of Additional Equipment

Attachment 1

Preventive Maintenance Labor and Material Cost for Equipment Additions and Deletions to Inventory

PM Guide #	Description	<u>Man Hours Required to PM Equipment Changes**</u>				<u>Cost of Labor and Material to PM Equipment Changes</u>						Comments
		Increase/ Decrease to Equipment Inventory*	Number of PMs Per year	Total PMs Per Year	Man Hours Per PM	Total PM Man Hours	Total Equip. Tour Man Hours	Total PM/Tour Man Hours	Total PM/Tour Labor Cost Year 1***	Service Call Labor Cost Year 1*****	Total Materials Cost Year 1****	
A-7	A/C Pck Unit-Special 10 Tons & Under	4.00	12.00	48.00	3.00	144.00	21.63	165.63	\$6,128.31	*****	\$ 301.07	
C-5	Automatic Mixing Box (Fan Terminal Unit)	10.00	1.00	10.00	1.25	12.50	0	12.50	\$462.50	*****	\$ 102.47	
E-20	Induction Disc Over-Current Relay	-18.00	1.00	-18.00	1.500	-27.00	0	-27.00	-\$1,498.50	*****	\$ -	Electrical Sub
E-25A	Bolted Pressure Contact Switch	-1.00	1.00	-1.00	1.500	-1.50	0	-1.50	-\$83.25	*****	\$ -	Electrical Sub
E-26	Low Voltage Molded Case Breaker	-4.00	0.33	-1.33	3.900	-5.20	0	-5.20	-\$288.57	*****	\$ -	Electrical Sub
E-30	Switchboards Medium Boltage Per Cubicle	32.00	0.33	10.67	2.000	21.33	0	21.33	\$1,183.88	*****	\$ -	Electrical Sub
E-30A	Switchboards Low Voltage Per Cubicle	109.00	0.33	36.33	2.000	72.66	0	72.66	\$4,032.60	*****	\$ -	Electrical Sub
E-33	High Voltage Dry Type Transformer	-1.00	1.00	-1.00	6.500	-6.50	0	-6.50	-\$360.75	*****	\$ -	Electrical Sub
E-34	Disconnects (up to 200 amps)	5.00	1.00	5.00	3.000	15.00	0	15.00	\$832.50	*****	\$ -	Electrical Sub
E-34A	Disconnects (Over 200 amps)	29.00	1.00	29.00	2.000	58.00	0	58.00	\$3,219.00	*****	\$ -	Electrical Sub
E-35	Motor Control Center (Per Cubicle)	73.00	1.00	73.00	3.000	219.00	0	219.00	\$12,154.50	*****	\$ -	Electrical Sub
E-36	ATS Holding Cell 1st FL Transfer Switch	1.00	1.00	1.00	1.500	1.50	0	1.50	\$83.25	*****	\$ -	Electrical Sub
E-37	Bust Duct, Low Voltage Per Disconnect	28.00	1.00	28.00	1.000	28.00	0	28.00	\$1,554.00	*****	\$ -	Electrical Sub
E-38	High Voltage Air Circuit Breaker (Switch)	36.00	1.00	36.00	6.200	223.20	0	223.20	\$12,387.60	*****	\$ -	Electrical Sub
E-51	Motor Starter, Less than 100 Hp	-25.00	1.00	-25.00	1.000	-25.00	0	-25.00	-\$1,387.50	*****	\$ -	Electrical Sub
E-57	Low Voltage Dry Type Transformers	8.00	0.33	2.67	3.000	8.00	0	8.00	\$443.96	*****	\$ -	Electrical Sub
F-18	Fire/Smoke Dampers	74.00	0.25	18.50	1.10	20.35	0	20.35	\$752.95	*****	\$ 753.94	
F-27	Fan, Centrifugal up to 5000 CFM	3.00	1.00	3.00	1.00	3.00	0	3.00	\$111.00	*****	\$ 30.36	
F-32	Filter Throw Away	13.00	4.00	52.00	0.08	4.16	0	4.16	\$153.92	*****	\$ 540.50	
H-3	Water Heater, Electric	1.00	1	1	0.6	0.60	0	0.60	\$22.20	*****	\$ -	
M-3	Motors 1 to 7.5 HP	3.00	1.00	3.00	0.30	0.90	0	0.90	\$33.30	*****	\$ -	
V-6	Valve, motor operated	2.00	1.00	2.00	0.40	0.80	0	0.80	\$29.60	*****	\$ -	
V-9	Backflow Preventer 1.5"	1.00	1.00	1.00	1.50	1.50	0	1.50	\$55.50	*****	\$ 107.00	
TOTALS						769.30	21.63	790.93	\$40,022.00	\$4,389.66	\$ 1,835.34	

NOTES

*This column shows additions and deletions to the equipment list.

**GSA Guide Cards were used to determine the number of labor man hours required to perform preventive maintenance on the equipment.

***PM and Tour Labor Cost for maintaining the Additional Equipment in Year 1 was determined by multiplying Labor Hours x \$37.00 (Hourly Labor Rate for Miscellaneous Labor).

Labor hours for electrical equipment represent escort time for Urban employees when testing is done by the electrical subcontract on weekends (used \$55.50 per hour overtime Misc. Labor Rate)

**** The Cost of Materials required to perform PM on Additional Equipment in Year 1 (example: filters, lubricants, etc.), marked-up 15% (this is the contract mark-up amount for Materials Cost).

***** The annual cost for Service Call labor for the additional equipment which was derived by using 15% of total labor hours, which based on our experience and is our historical average.

Contract GS06P12GXP0021 Building Operation and Maintenance Services at the Robert A. Young Federal Building. Proposed Pricing for Maintenance of Additional Equipment

Attachment 2

Price for Preventive Maintenance and Subcontracted Services for Additional Equipment

	Total Cost Year 1	Total Cost Year 2	Total Cost Year 3	Total Cost Year 4	Total Cost Year 5	Total Cost Year 6	Total Cost Year 7	Total Cost Year 8	Total Cost Year 9	Total Cost Year 10	Total Cost
Labor											
Material											
Total Labor and Material Cost											
<u>Subcontractors</u>											
Electrical Testing											
Subcontractor Mark-Up (15%)											
Total Subcontractor Cost											
Total Cost											
Monthly Price											

Note: Labor and Material Costs assume a 3% year to year price increase; and Subcontractor prices assume a 5% year to year price increase. The Subcontractor Cost for performing PM services on the Additional Equipment is marked-Up 15% per GSA contract requirement. Please note that the cost for Electrical Testing increases significantly every 3 Years, this is because it includes the cost of 3 Year Electrical Testing.

Attachment 3

Monthly Contract Price Increase for Maintaining Additional Equipment

	Base Year 1/1/2013 12/31/2015	Option Year I 1/1/2016 12/31/2017	Option Year II 1/1/2018 12/31/2019	Option Year III 1/1/2020 12/31/2021	Option Year IV 1/1/2022 12/31/2022
Monthly Price	\$4,853.39	\$5,088.63			

- Robert A. Young Federal Building Child Care Center playground equipment as listed in Exhibit J.4.– Attachment J.4. A.D (all facilities equipment associated with a child care center is included to the extent similar equipment is included for the main facility).
- Robert A. Young Federal Building Cafeteria Equipment as listed in Exhibit J.4. – Attachment J.4.A.C.
- Maintenance of landscape irrigation systems (including blow-out, start-up, winterization, and sprinkler head repair and replacement).
- Loading dock lifting equipment and levelers.
- All underground utility systems, visible or hidden.
- **Hoisting Machines/Davits/Outriggers/Roof Anchorages/Platform**
- Agency-owned equipment as listed in Exhibit J.4. Attachment J.4.A.E.

Additional services may be ordered at the discretion of the Government for work relating to the operations, maintenance and repair of the covered facilities, but not covered in the basic services of the contract, as described in this document. The Government may, at any time, add other building(s), equipment, or work to this contract. All changes will be negotiated.

C.1.2. Quality Performance Standard: The Contractor will operate and maintain the facility throughout the contract period, with the outcome of ensuring that the physical and capital assets are economically operated, maintained and preserved in the same, or better, condition than they were in when the Contractor first started the contract, with normal operating wear taken into account.

C.1.3 Excluded from this scope are:

1. Security systems (other than operational responsibilities as indicated).
2. Telecommunication systems.
3. Equipment owned and operated by tenant agencies.
4. Furnishings (not installed as fixtures).
5. Paper and soap dispensing equipment in restrooms.
6. Portable/mobile kitchen appliances and equipment not listed as Specialized Cafeteria Equipment.
(but ductwork above the ceiling, grease traps with associated piping, and any fire suppression or fire alarm equipment are included in the scope).
7. Equipment owned by servicing public utilities.
8. Elevator and vertical transportation system maintenance (other than supplying ballasts and bulbs for lighting).
9. Fire Alarm Control Remote Monitoring Services
10. Mechanical equipment for window washing (wall glider, tracks and associated equipment).

C.1.4 RESERVED

C.1.5 Miscellaneous Requirements:

- Turn off unnecessary lights.
- Water faucets or valves shall be turned off after the required usage has been accomplished and hoses disconnected.
- Windows shall be closed and lights and fans turned off when not in use.
- Organize and train Contractor's employees to participate in building fire, weather, and civil defense drills.
- Report fires, hazardous conditions, and items in need of repair to the COR.
- Lock rooms in security areas after entering and return keys to designated office.
- Turn in lost and found articles to the COR or designee.
- Notify the building manager, or DHS Mega-center (after hours) when an unauthorized or suspicious person is seen on the premises.
- Notify the building manager, within 30 minutes, identifying any situation that affects the building, grounds, agencies, etc. (fire alarm system building-on-hold, roof leak, gas smells, other water leaks, etc.)
- Any items in need of repair that are discovered during performance of duties are to be reported and recorded appropriately.
- Maintain all electrical and mechanical spaces and work sites in an organized, clean, and debris free environment.
- Contractor will have staff available to be responsive to daytime tenant complaints and needed contractor escorts.
- Raise, lower, and change flags.

C.1.6 Scheduling Work: The Contractor shall notify the COR 48 hours in advance of any work that is to be performed that would be disruptive to building occupants or normal building operations. The Contractor shall provide the COR a schedule for any maintenance or repair that requires coordination with tenants. The Contractor and COR (or his representative) shall coordinate a plan of action for maintenance and repair services.

C.1.7 Emergencies and Special Events: In case an emergency exists during the Contractor's employees' normal working hours (such as flooding of a particular section of the building) or a special event is being held, the Contractor shall divert his force as directed by the COR to meet the emergency/special event. When these employees are no longer needed, they shall return to their

C.38.10. Electrical Safety

The Contractor must comply with NFPA 70, 70B, and 70E when working on or around electrical equipment or systems. The Contractor will ensure that areas restricted to qualified personnel are secured and properly labeled. The Contractor must ensure that employees who work on electrical equipment or systems are qualified for such work.

Any electrical preventive maintenance program should be performed in accordance with accepted industry standards and work/safety practices. This includes, but is not limited to, the latest releases of the following:

- National Fire Protection Association (NFPA) 70B, *Recommended Practice for Electrical Equipment Maintenance*.
- National Fire Protection Association (NFPA) 70, *National Electrical Code*.
- National Fire Protection Association (NFPA) 70E, *Standards for Electrical Safety in the Workplace*
- National Electrical Manufacturers Association (NEMA) Standard AB4, *Procedures for Verifying Field Inspections and Performance Verification of Molded-Case Circuit Breakers*.
- International Electrical Testing Association (NETA), *Maintenance Testing Specifications for Electrical Power Distribution Equipment and Systems*.
- Applicable Federal or State OSHA Regulations, including among others 29 CFR 1910.269, Subpart S (29 CFR 1910.301-399), and the General Duty Clause (29 USC 651, et al, Section 5), or the equivalent state standards.

C.38.11. Fall Protection

The Contractor must develop specific fall protection procedures for work on roofs, equipment, and other areas at elevation. The Contractor must ensure fall protection equipment is provided to their employees and that employees are adequately trained.

C.38.12. Powered Platforms and Powered Industrial Vehicles

C.38.12.A. Powered Platforms. The Contractor must inspect, test, maintain and operate all permanently installed powered platforms and roof anchor system platforms in accordance with OSHA 29 CFR 1910.66, and manufacturers' recommendations and instructions, and provide copies of **such certifications** to the COR.

C.38.12.B. Powered Industrial Vehicles. The Contractor must inspect, test, maintain, and operate all Powered Industrial Vehicles in accordance with OSHA 29 CFR 1910.178, the January 1995 GSA Public buildings Maintenance Guides, and special Region 6 GSA maintenance guides, and manufacturers' recommendations and instructions. Additionally, OSHA 29 CFR 1910.178 requires that operators of powered industrial vehicles (forklifts, fork trucks, tractors, platform lift trucks, motorized hand trucks, and other specialized industrial trucks powered by electric motors or internal combustions engines) be trained and certified to operate the specific equipment they will utilize. If the Contractor intends to operate powered industrial vehicles on-site during the course of this contract, practices and procedures shall be included in the Safety Program. Also, if powered industrial vehicles are to be utilized, documentation of current drivers' training and certification shall be provided to the COR and to the Safety and Environmental Management Team (upon request) within **15 calendar days** prior to beginning on-site work at the building(s) covered by this contract, as well as a copy maintained at each building/facility encompassed by this contract.

C.38.13. Control of Hazardous Energy (a.k.a. Lockout/Tagout or LOTO).

C.38.13.A. The Contractor must develop a lockout/tagout program in accordance with 29 CFR 1910.147. The program must include all anticipated energy sources, including but not limited to, electricity, steam, pressurized fluids, and mechanical energy. The Contractor must communicate the lockout/tagout program to all other affected contractors.

C.38.13.B. Control Of Hazardous Energy (a.k.a. Lock-Out/Tag-Out or LOTO). OSHA 29 CFR 1910.147 requires employers to establish a hazardous energy control program. GSA has identified various types of equipment covered by this OSHA regulation in the building/facility addressed by this contract (refer to the Bidders Library). Other equipment than that listed may exist; it is the Contractor's responsibility to identify ALL equipment included in this regulation and take appropriate safety measures.

C.38.13.B.1. The Contractor shall develop, as part of its Safety Program, a Hazardous Energy Control Program fully compliant with OSHA requirements, including LOTO procedures, equipment and supplies, and employee training. This document shall be kept continuously up-to-date.

C.38.13.B.2. Written procedures detailing *specific* procedures for each piece of covered equipment must be developed and implemented by the Contractor. A copy of these documents shall be provided to the COR and to the Safety and Environmental Management Team within 15 calendar days prior to beginning on-site work at the building(s) covered by this contract, as well as a copy maintained at the site of each piece of covered equipment. These documents shall be kept continuously up-to-date.

NOTES: *In the past, a non-removable, hose bibb vacuum breaker (ASSE 1011) that would prevent back-siphonage was sufficient for a janitorial slop sink. However with the advent of soap dispenser and other permanent type connections made to sink faucets via slop sink hoses, a backpressure-backflow situation could be created. If the type of set-up that could create backpressure is encountered, use the ASSE 1052 Hose Connection Backflow Preventer.*

And while the use of hoses on slop sinks has garnered most of the attention in GSA inspections, it is actually the use of hoses in groundskeeping and in mechanical maintenance activities that more often create a cross-connection problem and serious building water supply contamination. This is because the hoses are more often attached to equipment and tanks that could cause backpressure problems and/or are more likely to be affected by the operation of various mechanical equipment system pumps that could cause negative pressure back-siphonage problems. Janitorial slop sinks would be affected by only potable water pumps and city water pressure problems.

Take cross-connection problems seriously. There are many bio-organisms far more hazardous than Legionella that could easily breed and colonize in hoses attached to faucets. And there is the possibility that these organisms may contaminate a building's water supply.

C.38.19. Potable Water Systems

The Contractor must comply with The Safe Drinking Water Act, PL 99-339, as amended, and the Environmental Protection Agency Safe Drinking Water regulations (40 CFR 141.43, sections A and D), which address the quantity of lead allowable in new installations or repairs to existing drinking water systems and or plumbing. Potable water systems that are repaired, modified, serviced, or breeched in any way must be disinfected and flushed as needed prior to returning the system to service.

C.38.20. Housekeeping, Labeling and Signage

The Contractor must maintain the labeling of existing equipment, pipes, storage areas, containers, confined space, and workspaces as well as associated signage, in accordance with OSHA standards to ensure labels are visible and not obliterated. Labeling program per OSHA shall meet standards within 30 business days after start of contract. Any equipment, pipes, etc., newly installed by the Contractor require labeling and signage per OSHA standards must be labeled immediately upon completion of the installation and maintained throughout the contract period. The Contractor shall maintain the building rooftops and machinery spaces (including shops and storerooms) in a clean and orderly manner. The machinery spaces shall be swept and all debris removed. The machinery spaces shall be painted to maintain the appearance of the room and equipment. When painting the Contractor must comply with OSHA/ANSI color coding standards and maintain the identity (identification information) of the equipment. Building rooftops shall be kept clear of any debris.

C.38.21. Roof Anchorage Points

The Contractor must provide for an annual inspection of designated roof anchorage points by qualified personnel. Anchorages must be inspected in accordance with the anchor manufacturer's requirements and additional requirements contained in the installation certification. **In addition, any façade platforms shall be inspected by manufacturer recommended company.** Copies of the inspection reports must be provided to the COR. If an area of suspicion is identified, the anchorage must be tagged "out of service" and immediately reported to the COR. ANSI/IWCA I-14 may be consulted for further guidance. The Contractor shall ensure that lightning rods, housing units, railings and other anchored items are kept fully secured and lightning rods properly working.

C.38.22. Lead-Based Paint.

Because of recent construction and substantial renovation, these facilities have not been surveyed for the presence of lead-based paints. If, in the course of performing work, lead-based paint is suspected, the COR should be notified immediately. Disturbing lead-based paint is not permitted unless utilizing GSA-approved controls.

C.38.23. Elevator Inspection Services - All elevators/escalators require periodic annual and/or five year full load safety inspections. These inspections are the responsibility of GSA. If the GSA Regional Elevator Specialist Inspector is not available to perform these inspections, then GSA will acquire the services of a third party elevator inspection company.

C.38.23.A. Inspections will be conducted in accordance with the ANSI/ASME A17.1 Safety Code for Elevators and Escalators. Inspections will be based on the code edition in effect at the time when elevators were installed or modernized. Inspections will be conducted by QEI certified inspectors. Actual testing and operation of the equipment is accomplished under the GSA elevator maintenance contract, however, the third party inspector must direct and witness the inspection to assure code requirements are met. All inspections shall be coordinated with the GSA COR, the Elevator Maintenance Contractor, and the Building Operations and Maintenance Contractor (BOMC). Should the inspector, using professional judgment, believe an elevator to be unsafe at the time of inspection, he may withdraw the certificate and require the elevator to be shutdown until corrective action is taken. The elevator shall not be placed back in service, nor the certificate reissued, until the deficiencies have been corrected and the elevator is re-inspected and found suitable for use.

P-4	Pump, Centrifugal	
P-4-A	1 to 24 hp	25
P-4-B	25 to 100 hp	2
P-4-C	Over 100 hp	7
P-6	Pump, Vacuum	
R-1	Radiator, Heating	
R-2	Roof Inspection - Built-up type (per square, or 100 sq. ft.)	1,000
R-2A	Roof Inspection - Shingle Type (per 100 sq. ft.)	
R-2B	Roof Inspection - Membrane Type (per 100 sq. ft.)	
R-2-H	Roof Anchorage Points/Davits/System Inspection (per unit)	357
R-3	Refrigeration Machine, Absorption Unit	
R-3-A	Up to 500 tons	
R-3-B	Over 500 to 1,000 tons	
R-3-C	Over 1,000 tons	
R-4	Central Chilled Water Package Unit	
<i>R-4-A</i>	<i>Comfort Cooling or Central Drinking Water</i>	
R-4-AA	25 tons and under	
R-4-AB	26 to 50 tons	
R-4-AC	51 to 75 tons	
R-4-AD	76 to 100 tons	
R-4-AE	101 to 150 tons	
R-4-AFX	Over 150 tons; Each additional compressor over one, add;	
<i>R-4-B</i>	<i>Special Purpose or Computer Cooling</i>	
R-4-BA	25 tons and under	
R-4-BB	26 to 50 tons	
R-4-BC	51 to 75 tons	
R-4-BD	76 to 100 tons	
R-4-BE	101 to 150 tons	
R-4-BFX	Over 150 tons; Each additional compressor over one, add;	
R-5	Refrigeration Machine, Centrifugal	
R-5-A	50 tons and under	
R-5-B	51 to 250 tons	
R-5-C	251 to 500 tons	1
R-5-D	501 to 750 tons	

J.5.H. Lead-Based Paint

J.5.H.1. Since the Robert A. Young Federal Building has had many buildings erected or remodeled since the 1940s, it is assumed there may be many locations containing lead-based paint.

J.5.H.2. Consult with the COR concerning GSA-approved controls prior to abrading, sanding, grinding, welding, soldering, and/or burning of painted surfaces.

J.5.H.3. If, in the course of performing work, lead-based paint is suspected, the COR should be notified immediately. Disturbing lead-based paint is not permitted unless utilizing GSA-approved controls.

J.5.I. Forklifts

None are owned or operated at these facilities by GSA.

J.5.J. Batteries and Battery Charging Systems

J.5.J.1. See the battery and battery charging system inventory in the Kansas City South Service Center's Bidders Library for the locations of this equipment.

J.5.J.2. Hazards within battery rooms include battery acid and electrocution. The Contractor shall ensure his employees are made aware of the hazards, the proper protective work practices, and utilize appropriate personal protective equipment when working in any battery charging room. Furthermore, battery rooms are typically equipped with ventilation systems to eliminate build-up of hydrogen gas (from charging operations) and carbon monoxide (from the garage). The Contractor shall ensure all such ventilation systems are properly maintained at all times.

J.5.K. Roof Anchorage Points and Systems

Building Name	Robert A. Young Federal Building
Building Number	MO0106ZZ
Number of Rooftops	13
Metal Dome Roof Locations	0
Number of Anchorage Pedestals	144
Number of Tie Offs	213
Number of Davit/Arm assemblies	0
Platform	0